



## **RESIDENCE AGREEMENT 2024-2025**

Note: This Residence Agreement contains provisions that create obligations for you and impose financial and other penalties should you fail to meet your obligations. Please read the agreement carefully before signing and submitting.

**The University of King's College (hereafter called the "University") and the student resident (hereafter called the "Student") covenant and agree together that:**

### **Premises**

The University agrees:

- a. that the Student may use and occupy an assigned residence room, as assigned by the University and which room may be changed from time to time by agreement in writing between the University and the Student (the "Premises") or in emergency situations with as much notice as possible; and
- b. to provide meals, as contracted for by the Student, to the Student, for the term outlined below.

The Student shall not assign or sublet any or all part of the Premises to any other person or allow the Premises to be occupied by any person other than those registered with the Residence Office without the written consent of the University;

### **Term**

Students are entitled to occupy their assigned rooms after 10:00 a.m. on Sunday, September 1, 2024. Each individual Student will be allocated a specific move in time slot prior to arrival. Residence closes at the end of Fall term on December 18, 2024 reopening on January 5, 2025, and closes at the end of Winter term on April 27, 2025. In all cases, the Student must vacate the residence within twenty-four (24) hours after their final academic commitment in each academic term.

The Student agrees to remain in residence for the full duration of the agreed upon term in alignment with the academic year as set out in the 2024-2025 Academic Calendar. Any Student who withdraws from residence prior to the end of the agreed upon term will be held responsible for their residence fees, including the meal plan fees, for the entire agreed upon

term, or until a replacement acceptable to the University is found to fill the vacancy. Students who wish to live in residence for only one academic term must indicate this intention in the field provided when submitting their application. Students who have applied to live in residence for both Fall and Winter terms will be assigned rooms first.

### **Withdrawals**

If you are intending to withdraw from residence before the completion of the full term of your agreement, please contact the Residence Office via email ([residence@ukings.ca](mailto:residence@ukings.ca)). We would like to have the opportunity to address any questions or concerns you might have that are impacting your experience living in residence. We can also provide you with detailed information about the withdrawal process, ensure you have the necessary withdrawal forms, and guide you through the withdrawal process to avoid any unnecessary fees and penalties.

You will be required to fill out a Request to Cancel/Withdraw form in eRezlife ([ukings.erezlife.com](http://ukings.erezlife.com)). This form must be completed at least 10 days prior to your departure, and you will be responsible for your residence and meal plan fees until at least the approved move-out date.

Any Student who withdraws from residence prior to the end of the agreed upon term will be held responsible for their residence fees, including the meal plan fees, for the entire agreed upon term, or until a replacement acceptable to the University is found to fill the vacancy. There is a \$175.00 administrative fee levied on every resident that withdraws from an assigned room prior to the completion of the agreed upon term. Failure to submit notice of withdrawal prior to departure will result in a non-refundable \$250 improper check-out fee.

We recognize that certain situations may warrant exceptions to the full fee responsibility upon early withdrawal. Exceptions to the full fee responsibility may be possible if the reason for your early withdrawal includes any of the following exceptional circumstances:

- Early graduation
- Co-op placement
- Internship or practicum for academic purposes outside of the metro area
- Medical withdrawal (substantiated by medical documentation within 30 days of departure)
- Other reasons acceptable to the university

The University shall have sole discretion in determining what constitutes valid grounds for an exception to the full fee responsibility resulting from an early withdrawal from residence.

At the time of departure, all assigned residence rooms must be in the condition that they were in when the Student moved into the space. Any significant cleaning, damages, or biohazard clean-up will result in fines being applied to the Student's account.

**Residence Fee**

The Student agrees to pay the University the appropriate residence fee as outlined at <https://ukings.ca/finances/payments-guide/>.

**Student Status**

The Student must be enrolled as a student in good standing at the University. If the Student's university enrollment is terminated for any reason, this agreement is also terminated, and they shall vacate the Premises within twenty-four (24) hours of the date upon which they cease to hold good standing status.

**Termination**

The Student acknowledges access to and having read the University's Academic Calendar, as amended from time to time, whether before or after the date of this agreement. The Student agrees to be bound by all of the rules and regulations contained therein relating to occupying the Premises, and further agree that their family or guests will also be bound by the rules and regulations. The Student acknowledges that the rules and regulations outlined in these documents come into effect immediately upon approval by the University.

The Student further agrees:

- a. to keep the Premises clean;
- b. to use the Premises as residential accommodation only, and not for any other purpose including, but not limited to, as a school for the giving of instruction or for any profession, trade or business without the prior written consent of the University;
- c. to avoid nuisance and disturbance to other occupants within the Premises;
- d. to assume the cost of repairs, cleaning or damage to the Premises due to accident, negligence or wilful misconduct of the Student or anyone invited to enter the Premises by the Student;
- e. to allow authorized employees of the University to enter the Premises at any time for reasons including but not limited to health, safety or general welfare, or to make necessary repairs to the Premises, or to inspect the Premises for suspected breaches of any applicable rules or regulations of the University;
- f. to refrain from keeping or allowing any bird, fish, animal or pet in the Premises without prior written consent of the University;
- g. to notify the University immediately of any damage to the Premises and of any accidents to or defects in the appliances provided by the University;

h. to leave the Premises, and its contents, in the same condition as when the Student first took possession without making any changes to the Premises, in any way, without the prior written consent of the University.

The Student acknowledges that any breach of any of the rules and regulations contained in the Academic Calendar or University Code of Conduct, General Regulations, or Residence Guidelines, or any breach of any term of this Agreement will entitle the University to immediately terminate this Residence Agreement;

**Entry Doors**

The Student shall not, during occupancy, alter or change or cause to be altered the lock or locking system on any door that gives entry to the Premises;

**Liability**

The University will not be liable for loss of, damage to, or theft of personal belongings. Students are advised to carry adequate personal insurance to cover loss or damage to their belongings.

The Student shall not do or permit to be done any act or thing which may make void or voidable any insurance of the University. In any event, the Student shall indemnify the University from all liabilities, fines, suits, claims, demands, and actions for which the University may become liable by reason of any breach, violation, or non-performance by the Student of any covenant, term of provision of this Agreement, or by reason of death or injury or damage resulting from, occasioned to or suffered by any person or any property by reason of the act, neglect or default on the part of the Student or their family or guest.